

COOPERATION AGREEMENT
BETWEEN
THE CITY OF SAN ANTONIO, TEXAS
AND THE
HOUSING AUTHORITY OF BEXAR COUNTY

This Cooperation Agreement (this “Agreement”) is entered into as of _____, 2024, by and between the City of San Antonio, Texas (the “City”) and the Housing Authority of Bexar County (“HABC”).

WHEREAS, HABC desires to preserve, redevelop, improve, equip, finance, construct, rehabilitate and operate certain multifamily affordable housing projects currently located within the City and known as Rosemont at Millers Pond Apartments located at 6200 Old Pearsall Rd., San Antonio, Texas, Artisan at Salado Creek located at 3644 Binz Engleman Rd., San Antonio, Texas, Palo Alto Apartment Home located at 10127 TX-16, San Antonio, Texas, and Remigio Valdez Apartments located at 3760 Remigio St., San Antonio, Texas (collectively, the “Projects”), and City does not wish to participate in the Projects; and

WHEREAS, on October 31, 2024 the city council of the City declared that there is a need for HABC, and their Public Facility Corporation, Bexar Management and Development Corporation to exercise its powers within the City because there exists in the City a shortage of safe and sanitary housing available to lower income persons at rents they can afford; and

WHEREAS, in order for HABC to exercise its powers within the City, Texas Local Government Code (the “Code”), Section 392.017(a), requires that the city council of the City adopt a resolution declaring a need for HABC to exercise its powers in the City, and to authorize a cooperation agreement with HABC in order to establish the terms and conditions on which HABC will exercise its powers in the City.

NOW, THEREFORE, the City and HABC (together, the “Parties”) hereto agree as follows:

Section 1. Cooperation Agreement. The City and HABC agree that HABC is authorized to exercise its powers under Chapter 392 of the Code, to complete and operate the Projects as provided in this Agreement.

Section 2. Authorized Activities. HABC is authorized to improve, rehabilitate and redevelop the Projects, including without limitation the ability to develop site improvements, and construct and/or rehabilitate, sell or lease buildings, as applicable, for the Projects within the City and to operate and manage the Projects for the benefit of lower income residents of the City. This Agreement authorizes the Projects provided, that, redevelopment of the Projects is subject to receiving the approval of the Board of Commissioners of HABC.

Section 3. Preservation of Authority. No applicable provision or intention in this Agreement limits the authority or power of the City to exercise its powers under any law. No provision or intention in this Agreement limits the authority or power of HABC to exercise its

powers under Chapter 392 of the Code to finance, plan, undertake, construct, rehabilitate or operate the Projects under this Agreement or in the area of operation of HABC, as hereby expanded.

Section 4. Implementation. The city manager of the City and the executive director of HABC are authorized to take any reasonable and necessary action to effectuate and implement the direction and intention of this Agreement and the authorizing resolutions referenced herein.

Section 5. Effective Date. This Agreement shall be effective as of the date first written above.

Section 6. Counterparts. This Agreement may be executed in numerous counterparts, all of which shall be considered one and the same agreement. For purposes of this Agreement, facsimile or electronic signatures shall be considered original signatures.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have duly executed this Agreement and of the date and year first above written.

THE CITY OF SAN ANTONIO, TEXAS

By: _____
Name: _____
Title: _____

HOUSING AUTHORITY OF BEXAR
COUNTY

By: _____
Name: _____
Title: _____